

CITY OF GLENDALE
NOTICE OF SPECIAL PLANNING COMMISSION PUBLIC HEARING
NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION

GENERAL PLAN AMENDMENT CASE NO. PGPA 1725746
ZONE CHANGE CASE NO. PZC 1725725
DEVELOPMENT AGREEMENT CASE NO. PDA 1726520
ALLEY VACATION CASE NO. 186V

LOCATION: 206 N. Kenwood Street, 223-241 and 247 N. Jackson Street, Glendale 91206

APPLICANT: CP VI Jackson Street, LLC

OWNER: Glendale Unified School District (GUSD)

LEGAL DESCRIPTION / APN: Portions of Lots 9 & 23, and Lots 3, 5, 7, 11, 13, 15, 17, 19, 20, 21, 22, and 24 in Block 7 of the Town of Glendale, in the City of Glendale, County of Los Angeles, State of California, as per map recorded in Book 14 pages 95 and 96 of Miscellaneous Records and Book 21 Pages 89 and 90 of Miscellaneous Records, in the Office of the County Recorder of said County.

Together with that Portion of the Vacated Alley in said Block 7 as shown on said map of the Town of Glendale, bounded on the north by the easterly prolongation of the northerly line of Lot 10 and bounded on the south by the easterly prolongation of the southerly line of said lot 24. Excepting therefrom the northerly 12 feet of said alley.

CASE PLANNER: Milca Toledo, Senior Planner

PROJECT DESCRIPTION: The proposed GUSD Apartments ("Development Project") involves the demolition of the existing GUSD Headquarters office and associated buildings, two modular buildings, a multi-family residential building and respective parking lots. The new development involves constructing a five-story (with mezzanine), 286-unit residential development wrapped around a multi-level parking structure with 394 parking spaces located on a 113,289 square-foot lot (2.60 acres).

General Plan Map, Zone Change Map Amendment, Downtown Specific Plan Map Amendment, and Development Agreement: The proposed Development Project site would require a Zone Change, General Plan and DSP (map) Amendments for the 14 lots fronting Wilson Avenue, Jackson and Kenwood Streets. All lots are currently zoned R-1250 with a General Plan designation of High Density Residential. The project applicant is proposing to change the zoning to DSP/East Broadway District and to change the General Plan designation to DSP. The proposed Development Agreement is to utilize the public open space incentive for additional height/stories and floor area ratio.

Additionally, the Planning Division staff is requesting the Planning Commission recommend the City Council initiate a General Plan Amendment, a Zoning Map and Downtown Specific Plan Map amendments to amend the General Plan Designation and Zoning of a lot (APN 5642-017-005) located immediately north of and adjacent to the Project Site. The lot is located at the southwest corner of E. California Avenue and Jackson Street (247 N. Jackson Street). The lot is currently zoned R-1250 with a General Plan designation of High Density Residential. This lot contains an existing multi-unit residential apartment building, a use that is consistent with the recommended

General Plan and Zone Change to DSP/East Broadway District and to change General Plan designation to DSP.

Alley Vacation: The applicant is requesting to vacate the easterly portion of Alley 220, northerly of Wilson Avenue, and easterly of Jackson Street at 223-241 N. Jackson Street.

Other Entitlements: Following recommendations from the Planning Commission on the approval of the requested General Plan, Zoning Map and Downtown Specific Plan map amendments, the Development Project applicant will be seeking City Council approval of design review, standards variances for on-and above-ground parking and number of stories and approval of a development agreement.

ENVIRONMENTAL DETERMINATION: The Community Development Department, after having conducted an Initial Study, has prepared a mitigated negative declaration for the project. The proposed mitigated negative declaration and all documents referenced therein are available for review in the Community Development Department, Planning Division office, Room 103 of the Municipal Services Building, 633 East Broadway, Glendale, CA 91206 or on the Planning Division website <http://www.glendaleca.gov/environmental>.

Written comments may be submitted to the Community Development Department, Planning Division office, at the address listed above for a period of twenty (20) days after publication of this notice.

Proposed Mitigated Negative Declaration Comment Period: November 17, 2017 to December 6, 2017

The Planning Commission will conduct a special public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **December 13, 2017**, at 5:00 p.m. or as soon thereafter as possible.

The hearing will be in accordance with Glendale Municipal Code, Title 30, and Chapter 30.61. The purpose of the hearing is to hear comments from the public with respect to zoning and the applications requested related to the project and for the Planning Commission to make a recommendation to the City Council.

If you desire more information on the proposal, please contact the case planner **Milca Toledo** in the Planning Division at (818) 937-8181 (email: mitoledo@glendaleca.gov). The files are available in the Planning Division. You may also visit: <http://www.glendaleca.gov/agendas>. Staff reports are accessible prior to the meeting through hyperlinks in the "Agendas and Minutes" section.

Any person having any interest in any property affected by the proposed amendments may appear at the above hearing either in person or by counsel or both and may be heard in support of his/her opinion. Any person protesting may file a duly signed and acknowledged written protest with the Director of Community Development Department not later than the hour set for public hearing before the Planning Commission. "Acknowledged" shall mean a declaration of property ownership (or occupant if not owner) under penalty of perjury. If you challenge the decision of this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Glendale, at or prior to the public hearing. In compliance with the Americans with Disabilities Act (ADA) of 1990, please notify the Community Development Department at least 48 hours (or two business days) for requests regarding sign language translation and Braille transcription services.

Date: November 14, 2017

Ardashes Kassakhian
The City Clerk of the City of Glendale